

6 WEEK COMPLETION



SITUATION

Located in this purpose built estate just north of Barnsbury and being well served by the nearby local shopping facilities in Caledonian Road. There are a number of Railway Stations in walking distance including Caledonian Road & Barnsbury, Highbury & Islington and Caledonian Road. Islington's Upper Street is less than 1/2 mile distant and King's Cross is approx. 1 mile to the south.

PROPERTY

Comprising a mid-terraced **unmodernised 3 Bed House** planned on ground and first floors with front and rear gardens.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

ACCOMMODATION (measurements to maximum points)

Ground Floor

Kitchen/Diner	20'1" x 14'9"
Living Room	14'9" x 13'4"
Separate WC	

First Floor

Bedroom 1	16'0" x 8'5"
Bedroom 2	15'0" x 8'6"
Bedroom 3	9'4" x 6'0"
Bathroom/WC	9'4" x 6'0"
Store Cupboard	

GIA Approx. 914 sq ft

Note 1: There is potential to construct a loft extension as per No. 61 Cornelia Street, subject to obtaining the necessary consents.

Note 2: We understand a 3 bed house at 36 Cornelia Street sold in June 2015 for £720,000.

Note 3: Floor plans available on request.

**Vacant Unmodernised
3 Bed House**

The Surveyors dealing with this property are
STEVEN GROSSMAN and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Islington Council Legal Department - Tel: 020 7527 3410
Ref: E. Soetan - Email: edward.soetan@islington.gov.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts